

Turpie
&Co



7



Mansfield Court, Livingston Village, EH54
7BJ

Visit www.turpies.com
or telephone 01506 668448



7

Mansfield Court, Livingston Village



Nestled in the heart of Livingston Village, this unique, individually designed home is a true one-off - designed and built by the current owners and offered to the market for the very first time.

Upon entering, you are welcomed into a central hallway which leads through to the impressive double-height living and dining area. The dining area gives access straight to the kitchen, an inviting space with a practical layout. A separate utility room provides direct access to the rear garden. Three well-proportioned double bedrooms, all enjoying total privacy make up the remainder of the ground floor. One of the bedrooms features its own en-suite shower room .

Upstairs, the impressive principal bedroom is a substantial, sunken space, enjoying its own private south-facing balcony and benefitting from an adjoining WC.

Externally, the property is set within beautifully mature gardens, providing privacy and a wonderful outdoor setting. The grounds feature multiple outbuildings, including sheds, a pergola, as well as a detached double garage.

What's special about this house

- Unique, individually designed home built by the current family and offered to the market for the very first time.
- Double height living and dining area. This striking space offers a wonderful sense of space and character, with a split-level design.
- Kitchen with a practical layout. A separate utility room provides direct access to the rear garden.
- Impressive principal bedroom - a substantial and sunken room that enjoys access to a private south-facing balcony.
- Three further double bedrooms all with built-in storage, one featuring an en-suite shower room.
- Set within mature gardens, providing privacy and a wonderful outdoor setting. The grounds feature multiple outbuildings, including sheds and a pergola, as well as a double detached garage.



Location and Amenities

- Catchment for Livingston Village Primary School and Inveralmond Community High School.
- Livingston Inn is a short walk away along with a local grocery store, and a post office.
- Livingston Centre and Designer Outlet are just a 5-minute drive.
- Walks along the River Almond are right on your doorstep.
- Edinburgh Airport is approximately 12.5 miles away.
- The M8 & M9 motorways are within easy access to Edinburgh and Glasgow.
- Livingston North Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 10-minute drive.

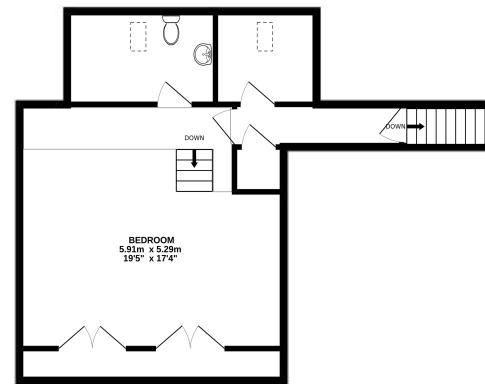
Extras

All floor coverings, light fittings, blinds, curtains (if required), oven/hob, dishwasher, washing machine, fridge, freezer and garden hut are included

Home Report valuation	£500,000
Internal floor area	220.3m ²
School catchment	Livingston Village Primary Inveralmond Community High
Council tax band	F
EPC rating	D
Train station	Livingston North



1ST FLOOR



Dimensions

Ground Floor

Living/Dining Room	7.73 x 7.45m
Kitchen	3.58 x 3.38m
Utility	2.38 x 1.65m
Bedroom 2	4.40 x 3.59m
En-suite	2.70 x 1.64m
Bedroom 3	4.57 x 3.69m
Bedroom 4	3.60 x 3.06m
Bathroom	2.67 x 1.87m
Garage	5.70 x 5.60m

First Floor

Bedroom 1	5.91 x 5.34m
WC	3.32 x 2.20m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Turpie Co

Pioneers in Property



George McKillen
Sales Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.